1. **WSDOT- Shoreline Management Permit (SHR2015-00002)**

   **Proposal:** To construct permanent repairs to a landslide at MP 316.5 on US 101. This project will repair the roadway and stabilize the slope on the Hood Canal side by building a retaining wall.

   **Staff:** Grace Miller

2. **Solada- Special Use Permit (DDR2015-00037)**

   **Proposal:** Review of 896 sq. ft. manufactured home residential structure as an accessory dwelling unit on an R-2 medium residential density property in the Allyn Urban Growth Area; to be sited on a 0.25 acre property next to the 1,839 sq. ft. primary residence.

   **Staff:** Allan Borden
May 15, 2015

TO: Mason County Hearing Examiner
FROM: Planning staff, Grace Miller
RE: Shoreline Substantial Development Permit request by Washington State Department of Transportation to construct permanent repairs to a landslide.
Case No. SHR2015-00002.

STAFF REPORT

I. INTRODUCTION. This report evaluates an application for a Shoreline Substantial Development Permit for the repair of US 101 roadway and stabilization of the slope on the Hood Canal side by building a retaining wall. The purpose of the project is to construct permanent repairs to a landslide at MP 316.5.

II. APPLICANT. The applicant is the Washington State Department of Transportation. Their representatives are Scott Boullier, Dave Evans and Jeff Sawyer.

III. LOCATION. The property is located at MP 316.5 on the Hood Canal side of US 101.

IV. LEGAL DESCRIPTION. NW 1/4 of Section 12, Twn 24 N, R 3 W. Latitude 47.584075 N, Longitude 123.004855 W. Parcel No. 32412-00-60000.

V. EVALUATION.

A. Characteristics of the site and area: Highway 101 at MP 316.5 runs parallel to Hood Canal and is approximately 100 to 120 feet away from the water body. All work will be within 200 feet of Hood Canal. The property has been and will continue to be used as a transportation corridor for public and private vehicles. It is located within a rural, forested area with steep slopes. The steepest slope is approx 45%. The adjacent properties are used for recreation such as bicycling, fishing and camping. Robinwold Girl Scout Camp is adjacent to the project site. An access road through the Girl Scout Camp Robinwold is located between the Highway and Hood Canal, below the slide area. The buildings associated with the camp are located to the northeast of the project limits.

B. Shoreline Designation. The shoreline designation is Conservancy and Hood Canal is a Shoreline of Statewide Significance.

C. Comprehensive Plan. The Comprehensive Plan designation is Rural.

D. SEPA COMPLIANCE. A Determination of Nonsignificance was issued by the Washington State Department of Transportation on March 11, 2015.

E. ZONING: The property is Zoned as Rural Tourist.

F. OTHER PERMITS. A Shoreline Exemption was issued by Mason County in January for Emergency Repairs. No other county permits are required.

VI. ANALYSIS. This project will entail the construction of permanent repairs to US 101 near Beacon Point on Hood Canal. Damage was sustained by a landslide at this location on December 10, 2014 during an extreme weather event. Temporary emergency repair work included signage and barrier
installation to restrict travel to one lane, erosion control measures and conducting geotechnical investigation. Permanent repairs will include removal of slide debris, tree removal, construction of a soldier pile retaining wall and reconstructing the roadway slope and northbound lane and shoulder.

The retaining wall will be located approximately 100 to 120 feet from the OHWM. The fill material behind the wall will be permeable ballast which is crushed rock - 2 1/2” minus, approximately 100 CY. Re-establishing the roadway will consist of approximately 60 CY of crushed surfacing base course - 1 1/4” minus and approximately 50 CY of asphalt.

Design steps taken to avoid or minimize impacts to the environment include the following:
1) No in-water work will occur as part of this project.
2) Proper use of Best Management Practices will ensure that no related pollutants, sediment or debris enter waters of the State.
3) Consultation with the National Marine Fisheries Services and United States Fish & Wildlife Service will ensure that project activities do not jeopardize listed species or destroy, or adversely affect designated critical habitat.
4) Conservation measures outlined in the Biological Assessments will be included in the construction contract. This project has been declared an emergency action. Therefore, the Biological Assessment will not be complete until after the project is completed. The project is not scheduled to be complete until after October 1, 2015. At this time, the biological assessment will begin and be completed before November 1, 2015.

Alternating signal controlled traffic with minor delays will be utilized as a detour during construction. The proposal takes place within the jurisdiction of a Type I Water and shall be reviewed under the Mason County Shoreline Master Program Policies and Use Regulations. The Shoreline Environmental Designation is Conservancy and a Shoreline of Statewide Significance. Per the Mason County Development Code 15.09.055 A.1, this proposal requires a Substantial Development Permit due to the cost exceeding $6416 as well as being beyond the scope of “normal maintenance and repair” as defined under WAC 173-27-040(2)(b). This SDP proposal is reviewed under the Mason County Code, Shoreline Master Program (SMP) Chapter 17.50.360 Transportation Facilities.

A. COMPREHENSIVE PLAN REVIEW:

Type III Review for permit applications require that the Hearing Examiner evaluate the proposal for consistency with the County’s Development Code, adopted plans and regulations. The Hearing Examiner shall review the proposal according to the following criteria:
1) The development does not conflict with the Comprehensive Plan and meets the requirements and intent of the Mason County Code, especially Title 6, 8 and 16.
2) The development does not impact the public health, safety and welfare and is in the public interest.
3) The development does not lower the level of service of transportation and/or neighborhood park facilities below the minimum standards established within the Comprehensive Plan and meets the requirements and intent of the Mason County Code.

The project does not conflict with the Comprehensive Plan and meets the requirements and intent of the Mason County Code. The project does positively impact public safety and is in the public interest. The level of service to public transportation and the parks will be improved.
B. SHORELINE MASTER PROGRAM REVIEW:

The proposal requires a Shoreline Substantial Development Permit because the value exceeds $6416.00. The Transportation Chapter of the Shoreline Master Program was used in the review of the project. The applicable Policies and Use Regulations of the Chapter follow:

TRANSPORTATION POLICIES:

1. Roads should be located on stable soils, back from a water channel using routes that avoid slumps, wetlands, and natural drainage areas. When this is not possible, corrective stabilization measures should be used.

*The highway is located on unstable soils and cannot be relocated. Therefore, the proposed retaining wall is proposed as the corrective stabilization measure.*

3. Road locations should be planned to fit the topography so that minimum alterations of natural conditions will be necessary.

*The work is necessary to complete the project as designed to WSDOT standards.*

6. Roads located within wetland areas should be designed and maintained to prevent erosion and to permit the natural movement of ground water.

*The road repair with retaining wall has been designed and will be maintained to prevent erosion and to permit the natural movement of ground water.*

8. Roads should be designed, constructed and maintained to minimize erosion and to permit natural movement of ground water and floodwaters to the extent practical.

*The road and retaining wall have been designed and will be maintained to minimize erosion and to permit natural movement of ground water to the extent practical.*

9. All debris, overburden and other waste materials from construction should be disposed of in such a way as to prevent their entry by erosion from drainage, high water, or other means into any surface water body.

*All debris, overburden and waste material from construction will be disposed of appropriately.*

12. All transportation facilities in shoreline areas should be located, designed, constructed and maintained to cause the least possible adverse impacts on the land and water environments, should respect the natural character of the shoreline and should make every effort to preserve wildlife, aquatic life and their habitats.

*By constructing the new retaining wall on the slide area, the highway is being protected and meets this policy.*

TRANSPORTATION USE REGULATIONS:

1. Application for roads and railroads must adequately address the following:
   - The construction is designed to protect the adjacent shoreline against erosion, uncontrolled or polluting drainage and other factors detrimental to the environment both during and after construction.
   - That the project will be planned to fit the existing topography as much as possible, thus minimizing the alterations to the natural environment.

That all debris, overburden and other waste materials from construction will be disposed of in such a way as to prevent their entry by erosion from drainage into any water body.

*The proposed retaining wall will maintain the highway location for public safety and erosion control will be implemented during and after construction. Disturbed areas will be replanted with native vegetation.*
8. All excavation materials and soils exposed to erosion by all phases of road, bridge and culvert work shall be stabilized and protected by seeding, mulching or other effective means both during and after construction. 

*Best Management Practices will be utilized to control stormwater from entering waters of the state. Methods are approved by the Washington State Department of Ecology and are from the latest version of the Washington State Department of Transportation's Highway Runoff Manual.*

10. Stormwater runoff shall be controlled to reduce suspended solids and other pollutants before entering any surface water body. 

*Stormwater treatment will be installed to control runoff, reduce suspended solids and other pollutants from entering any surface water body. No impacts to adjacent water bodies are anticipated.*

The project meets all of the policies and use regulations of the Transportation Chapter. To date, no written comments have been received regarding the application. As conditioned, the proposal is consistent with the Policies and Use Regulations of the Mason County Shoreline Master Program and the Comprehensive Plan. Staff recommends conditional approval of the permit with the following conditions:

1) All debris, overburden and other waste materials from construction will be disposed of in such a manner as to prevent their entry by erosion from drainage into any water body.
2) No in-water work will occur as part of this project.
3) Proper use of Best Management Practices will ensure that no related pollutants, sediment or debris enter waters of the State.
4) Consultation with the National Marine Fisheries Services and United States Fish & Wildlife Services will ensure that project activities do not jeopardize listed species or destroy, or adversely affect, designated critical habitat.
5) All work will be done during daylight hours.
6) All roadside impacted by project work shall be restored in kind. Disturbed native vegetation will be replaced with native vegetation.

**VII. CHOICE OF ACTION.**

1) Approval of Shoreline Substantial Development Permit #SHR2015-00002.
2) Approve with conditions.
3) Deny permit (reapplication or resubmittal is permitted).
4) Remand for further proceedings and/or evidentiary hearing in accordance with Section 15.09.090 of Title 15.
WDOT HWY 101 Retaining Wall
SHR20015-00002
LIST OF EXHIBITS:

1. Staff Report.
2. Shoreline Permit Application.
3. Vicinity Map and Drawings.
4. Photos.
5. Public Notice.
6. JARPA.
7. DNS issued by WSDOT.
SHORELINE PERMIT APPLICATION

PERMIT NO.: SHX-2015-00001

SHORELINE SUBSTANTIAL DEVELOPMENT: X
SHORELINE VARIANCE*: __________________________
SHORELINE CONDITIONAL USE*: __________________________
SHORELINE EXEMPTION: __________________________

DATE RECEIVED: 4-2-2015

The Washington State Shoreline Management Act (RCW 90.58) requires that substantial developments within designated shorelines of the state comply with its administrative procedures (WAC 173-14) and the provisions of the Mason County Shoreline Management Master Program. The purpose of this Act and local program is to protect the state’s shoreline resources. The program requires that substantial development (any development of which the total cost or fair market value exceeds $5,718.00 or materially interferes with the normal public use of the water or shorelines of the State be reviewed with the goals, polices, and performance standards established in the Master Program.

Answer all questions completely. Attach any additional information that may further describe the proposed development. Incomplete applications will be returned.

Shoreline Variances and Conditional uses have additional pages that shall be attached to this application.

APPLICANT: WSDOT

ADDRESS: 5720 Capitol Blvd. S. (street)

Tumwater WA 98501 (city) (state) (zip)

TELEPHONE: 360-570-6701 (work) 360-357-2601 (fax)

AUTHORIZED REPRESENTATIVE: Jeff Sawyer

ADDRESS: Same as above (street)

(city) (state) (zip)

TELEPHONE: __________________________

PROPERTY DESCRIPTION:

General location (include property address, water body and associated wetlands—identify the name of the shoreline):

US 101 at milepost 316.5, near Beacon Point on Hood Canal

shoreline 2011 app.doc
Legal description (include section, township, and range to the nearest quarter, quarter section or latitude and longitude to the nearest minute. Projects located in open water areas away from land shall provide a longitude location) – include all parcel numbers:

**NW 1/4 S12, T24N, R3W WM**
47.584075 N Latitude / -123.004855 W Longitude

---

**OWNERSHIP:**

Applicant ______ Owner ______ Lessee ______ Purchaser ______ (Identify) ______ Other ______

Owner:

**WSDOT**

---

(street)

(city) (state) (zip)

**DEVELOPMENT DESCRIPTION**

Development (identify and describe the proposed project, including the type of materials to be used, construction methods, principle dimensions, and other pertinent information):

This project will construct permanent repairs to a landslide at MP 316.5 on US 101.

Please see attached JARPA for more detail.

Identify current use of property with exist improvements:

**WSDOT: US 101 - Transportation Corridor**

---

Reason for requesting development:

Repair of US 101 to improve public safety.

---

**ACKNOWLEDGEMENT**

I hereby declare, to the best of my knowledge and belief, the forgoing information and all attached information is true and correct.

(applicant or authorized representative) (date)

shoreline 2011 app.doc
MASON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division
426 W Cedar St, Shelton, WA 98584
(360)427-9670

NOTICE OF SHORELINE MANAGEMENT PERMIT

Notice is hereby given that WA ST DEPT OF TRANSPORTATION, who is the owner of the described property, has filed an application for a Shoreline Management Permit for the development of:

Sub. Dev.

Construct permanent repairs to a landslide at MP 316.5 on US 101. The project will repair the roadway and stabilize the slope on the Hood Canal side by building a retaining wall. The work consists of removal of slide debris, constructing a retaining wall (soldier pile wall) 18.5 feet east of the existing US 101 centerline, with a length of 225 feet and reconstructing 1,000 LF of northbound US 101.

Site Address: N U S HIGHWAY 101 HOODSPORT
Parcel Number: 324120060000
Location of Project: MILE MARKER 316.5 BEACON POINT LANDSLIDE

Within: SE (quarter section) 12
Section: 12
Township: 24 N
Range: 3 W, W.M.
in Mason County Washington.

Said development is proposed within HOOD CANAL and/or its associated wetlands. Any person desiring to express their view or to be notified of the action taken on the application should notify:

MASON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
426 W Cedar St
SHELTON, WA 98584

in writing of their interest. The comment period is at least 30 days from the final date of publication given pursuant to WAC 173-14-020. The final date of publication, posting, or mailing of notice is 5/7/2015.

Written comments will be accepted up to the date of the hearing.

A public hearing will be held on this permit request. Contact this office at (360)427-9670, ext. 360 with any questions. The hearing will be held on May 27, 2015 at 1:00 pm within the Commissioners Chambers of Building 1, 411 N 5th St, Shelton WA.

If Special accommodations are needed, please contact Ariane Paysse, 427-9670, ext 282. From the Belfair area please dial 275-4467; from Elma area please dial 482-5269.

A Determination of Nonsignificance was issued on 3/11/2015 under WAC 197-11-340.

SHR2015-00002
AFFIDAVIT OF POSTING NOTICE

STATE OF WASHINGTON )
COUNTY OF MASON ) ss.

I, ____________________________ do hereby certify that I posted 3 copies of the attached Notice of Application for Substantially Development Permit on 27th day of April 2015 in 3 public places as follows:

one at Bulletin Board in Bldg I 411 North Fifth ST, Shelton
one at Site on road sign post facing northbound Huy 101 traffic
one at Site on Camp Robinson Rd sign facing southbound Huy 101 traffic.

In witness whereof, the party has signed this Affidavit of Posting Notice this 27th day of April 2015.

By: ____________________________
Address: 4260 W Cedar ST, Shelton, WA 98584

STATE OF WASHINGTON )
COUNTY OF MASON ) ss.

Subscribed and sworn to me this 28th day of April 2015.

BONNIE L. CAP
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires June 6, 2018

Notary Public for the State of Washington
Residing at Shelton
Commission Expires 6-6-18
### LIST OF ADJACENT PROPERTY OWNERS' MAILING ADDRESSES
WITHIN 300 FEET OF YOUR PROPERTY BOUNDARIES

Addresses are to be obtained from the Mason County Assessor's Office, Bldg. 1, Second Floor.

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Address 1</th>
<th>Address 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>USDOT</td>
<td>Jeff Sawyer&lt;br&gt;P.O. Box 147440&lt;br&gt;Olympia, WA 98504</td>
<td></td>
</tr>
<tr>
<td>Totem Girl Scout Council - Abri Jim Messner</td>
<td>P.O. Box 90061&lt;br&gt;Seattle, WA 98101-9561</td>
<td></td>
</tr>
</tbody>
</table>

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**EX5**

SHR 2015.06.02

USDOT
WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) Form1,2
USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]

US 101, 2.2 Miles South of Beacon Point Rd. – Emergency Slope Stabilization

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)
Sawyer, Jeff B.

2b. Organization (If applicable)
Washington State Department of Transportation

2c. Mailing Address (Street or PO Box)
P.O. Box 47440

2d. City, State, Zip
Olympia, WA, 98504-7440

2e. Phone (1) 2f. Phone (2) 2g. Fax 2h. E-mail
(360) 570-6701 (360) 790-9646 (360)357-2601 sawyerj@wsdot.wa.gov

Part 3–Authorized Agent or Contact

1. Additional forms may be required for the following permits:
   - If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
   - If your project might affect species listed under the Endangered Species Act, you will need to fill out a Specific Project Information Form (SPIF) or prepare a Biological Evaluation. Forms can be found at http://www.nwes.usace.army.mil/Missions/CivilWorks/Regulatory/PermitGuidebook/EndangeredSpecies.aspx.
   - Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.


For other help, contact the Governor’s Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@ora.wa.gov.

JARPA Revision 2012.2
Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [help]

3a. Name (Last, First, Middle)
Dave Evans

3b. Organization (If applicable)
WSDOT

3c. Mailing Address (Street or PO Box)
P.O. Box 47440

3d. City, State, Zip
Olympia, WA, 98504-7440

3e. Phone (1) 3f. Phone (2) 3g. Fax 3h. E-mail
(360)570-6738 ( ) ( ) evansd@wsdot.wa.gov

Part 4—Property Owner(s)
Contact information for people or organizations owning the property(ies) where the project will occur. Consider both upland and aquatic ownership because the upland owners may not own the adjacent aquatic land. [help]

☐ Same as applicant. (Skip to Part 5.)
☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.
☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don’t know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)
N/A

4b. Organization (If applicable)
N/A

4c. Mailing Address (Street or PO Box)
N/A

4d. City, State, Zip
N/A

4e. Phone (1) 4f. Phone (2) 4g. Fax 4h. E-mail
N/A ( ) ( )

Part 5—Project Location(s)
Identifying information about the property or properties where the project will occur. [help]
There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment E for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]
- Private
- Federal
- ☒ Publicly owned (state, county, city, special districts like schools, ports, etc.)
- ❌ Tribal
- ❌ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

US Highway 101, Mile Post (MP) 316.5

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Lilliwaup, WA 98555

5d. County [help]

Mason

5e. Provide the section, township, and range for the project location. [help]

<table>
<thead>
<tr>
<th>1/4 Section</th>
<th>Section</th>
<th>Township</th>
<th>Range</th>
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<tbody>
<tr>
<td>NW</td>
<td>12</td>
<td>24 North</td>
<td>3 West</td>
</tr>
</tbody>
</table>

5f. Provide the latitude and longitude of the project location. [help]
- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

47.584075 N Latitude / -123.004855 W Longitude

5g. List the tax parcel number(s) for the project location. [help]
- The local county assessor’s office can provide this information.

N/A - US 101 is a transportation corridor.

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

<table>
<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
<th>Tax Parcel # (if known)</th>
</tr>
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<tbody>
<tr>
<td>Totem Girl Scout Council</td>
<td>PO Box 900961</td>
<td>32412-00-63000</td>
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<tr>
<td>(Robinswood Girl Scout Camp)</td>
<td>Seattle WA 98109-9561</td>
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</table>
5i. List all wetlands on or adjacent to the project location. [help]

None

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Hood Canal is 100 to 120 feet east of the project area.

5k. Is any part of the project area within a 100-year floodplain? [help]

☐ Yes  ☒ No  ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

Woody vegetation consists of western hemlock, western red cedar, and big leaf maple. Dominant shrubs are elderberry, Indian plum, and salmonberry. Herbaceous vegetation consists of sword fern, grasses and native forbs.

5m. Describe how the property is currently used. [help]

US 101 is currently used as a transportation corridor for commercial and private motor vehicles.

5n. Describe how the adjacent properties are currently used. [help]

Adjacent properties are currently used for recreation (camping, hiking, fishing and hunting).

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

N/A – There are no structures within the project limits.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

Drive north from the city of Shelton WA, through Potlatch, Hoodsport, to the town of Lilliwaup on US 101. The project is located approx. 10 miles north of Lilliwaup WA. At MP 316.5.

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

The project will repair the US 101 roadway and stabilize the slope on the Hood Canal side of the roadway by building a retaining wall. The work consists of removal of slide debris, constructing a retaining wall (soldier pile wall) 18.5 feet east of the existing US 101 centerline, with a length of 225 feet and reconstructing 1,000 LF of northbound US 101.

The wall will be constructed of steel piling placed on approximately 6 foot centers into the existing soils by drilling a 24 to 30 inch diameter shaft. Piling shafts will be approx. 80 - 85 feet deep. Wood lagging will be installed between the steel piles to provide the wall face. Excavation will be required at the face wall to a daylight point downslope to achieve the installation of the wood lagging at the final bottom of the wall profile. Temporary widening of US 101 in the southbound lane will be required to accommodate a one lane alternating signalized detour.
The purpose of this project is to repair the US 101 northbound lane. The slope located east of US 101 at MP 316.5 has failed due to significant rain events causing the slide. In order to repair US 101 the slope needs to be re-enforced by building a retaining wall.

This project has no activities within a 100 year floodplain.

Temporary emergency repair work already in place consists of signage and barrier installation to restrict travel to one lane, erosion control measures and conducting a geotechnical investigation.

A culvert will be temporarily placed in the ditch line for 400 feet on the west side of US 101 to allow for widening the southbound lane to the required 15 foot lane width.

Initial repair work will remove slide debris from the existing slope which will be accessed from the bottom of the slope utilizing an existing dirt road which is owned by the Robbinswold Girl Scout Camp. A short additional road may be constructed off of this dirt road to access the slide area in order to construct the retaining wall and/or new slope protection.

The damaged asphalt will then be removed from the US 101 northbound lane, WSDOT approved fill and gravel for compaction will be replaced and new asphalt applied.
6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]
   - If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage.

   Start date: **Summer 2015**   End date: **Fall 2015**   □ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]

   $1,500,000

6h. Will any portion of the project receive federal funding? [help]
   - If yes, list each agency providing funds.

   ☒ Yes  □ No  □ Don’t know  FHWA

---

**Part 7–Wetlands: Impacts and Mitigation**

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.  
(If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

   ☒ Not applicable

7b. Will the project impact wetlands? [help]

   □ Yes  ☒ No  □ Don’t know

7c. Will the project impact wetland buffers? [help]

   □ Yes  ☒ No  □ Don’t know

7d. Has a wetland delineation report been prepared? [help]
   - If Yes, submit the report, including data sheets, with the JARPA package.

   □ Yes  ☒ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]
   - If Yes, submit the wetland rating forms and figures with the JARPA package.

   □ Yes  ☒ No  □ Don’t know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]
   - If Yes, submit the plan with the JARPA package and answer 7g.
   - If No, or Not applicable, explain below why a mitigation plan should not be required.
7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]

N/A

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]

<table>
<thead>
<tr>
<th>Activity (fill, drain, excavate, flood, etc.)</th>
<th>Wetland Name¹</th>
<th>Wetland type and rating category²</th>
<th>Impact area (sq. ft. or Acres)</th>
<th>Duration of impact³</th>
<th>Proposed mitigation type⁴</th>
<th>Wetland mitigation area (sq. ft. or acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
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</table>

¹ If no official name for the wetland exists, create a unique name (such as “Wetland 1”). The name should be consistent with other project documents, such as a wetland delineation report.
² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.
³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter “permanent” if applicable.
⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: ________________________________

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]

N/A

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]

N/A

Part 8—Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [help]

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

☐ Not applicable

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]
Highway 101 at MP 316.5 runs parallel to hood canal and is approximately 100 to 120 feet away from the water body. All work will be within 200 feet of Hood Canal.

On the north end of the project there is a culvert conveying drainage underneath US 101 from the west to the east. This culvert will be straddled by piling installed for the soldier pile wall. Wood lagging will be installed over the top of the culvert, but will not impact the culvert.

Best Management Practices will be utilized to control storm water from entering waters of the state. Methods are approved by the Washington State Department of Ecology and are from the latest version of the Washington State Department of Transportation’s Highway Runoff Manual.

No impacts to adjacent water bodies are anticipated.

8b. Will your project impact a waterbody or the area around a waterbody? [help]

☐ Yes  ☒ No

8c. Have you prepared a mitigation plan to compensate for the project’s adverse impacts to non-wetland waterbodies? [help]

- If Yes, submit the plan with the JARPA package and answer 8d.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

☐ Yes  ☐ No  ☐ Not applicable

No mitigation will be required as there will be no impacts to waterbodies.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [help]

N/A

8e. Summarize impact(s) to each waterbody in the table below. [help]

<table>
<thead>
<tr>
<th>Activity (clear, dredge, fill, pile drive, etc.)</th>
<th>Waterbody name¹</th>
<th>Impact location²</th>
<th>Duration of impact³</th>
<th>Amount of material (cubic yards) to be placed in or removed from waterbody</th>
<th>Area (sq. ft. or linear ft.) of waterbody directly affected</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1"). The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]

N/A

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

N/A

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.
9a. If you have already worked with any government agencies on this project, list them below. [help]

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Contact Name</th>
<th>Phone</th>
<th>Most Recent Date of Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mason County</td>
<td>Grace Miller</td>
<td>(360) 426-9670 x 360</td>
<td>Feb. 2015</td>
</tr>
</tbody>
</table>

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]
- If Yes, list the parameter(s) below.

☐ Yes  ☒ No

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]
- Go to http://cfpub.epa.gov/surflocate/index.cfm to help identify the HUC.

17110018

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]
- Go to http://www.ecy.wa.gov/services/gis/maps/wria/wria.htm to find the WRIA #.

16 Skokomish - Dosewallips

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

☐ Yes  ☐ No  ☒ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]
- If you don't know, contact the local planning department.

☐ Rural  ☐ Urban  ☐ Natural  ☐ Aquatic  ☐ Conservancy  ☒ Other: - Residential

9g. What is the Washington Department of Natural Resources Water Type? [help]

☐ Shoreline  ☐ Fish  ☐ Non-Fish Perennial  ☐ Non-Fish Seasonal  DNR listed as Unknown

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]
- If No, provide the name of the manual your project is designed to meet.

☐ Yes  ☒ No


9i. Does the project site have known contaminated sediment? [help]
- If Yes, please describe below.
9j. If you know what the property was used for in the past, describe below. [help]

The property has been and continues to be used as a transportation corridor for public and private vehicles.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help]
- If Yes, attach it to your JARPA package.

☒ Yes ☐ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]

Federal Endangered Species Act listed:
- Bull Trout (Threatened)
- Streak Horned Lark (Threatened)
- Puget Sound Steelhead (Threatened)
- Yellow Billed Cuckoo (Threatened)

9m. Name each species or habitat on the Washington Department of Fish and Wildlife’s Priority Habitats and Species List that might be affected by the proposed work. [help]

- Hardshell Clam Beds
- Oyster Beds
- Dungeness Crabs

Part 10—SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.
- Online Project Questionnaire at http://apps.ecy.wa.gov/opas/.
- Governor’s Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@ora.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help]
- For more information about SEPA, go to www.ecy.wa.gov/programs/sea/sepa/e-review.html.

☒ A copy of the SEPA determination or letter of exemption is included with this application.

☐ A SEPA determination is pending with _____________ (lead agency). The expected decision date is ______________.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]

☐ This project is exempt (choose type of exemption below).
  ☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?
  _______________________________________________________________________
  ☐ Other: __________________________________________________________________

☐ SEPA is pre-empted by federal law.
10b. Indicate the permits you are applying for. (Check all that apply.) [help]

**LOCAL GOVERNMENT**

Local Government Shoreline permits:
- [x] Substantial Development
- [ ] Conditional Use
- [ ] Variance
- [ ] Shoreline Exemption Type (explain): Mason County

**Other City/County permits:**
- [ ] Floodplain Development Permit
- [ ] Critical Areas Ordinance

**STATE GOVERNMENT**

Washington Department of Fish and Wildlife:
- [ ] Hydraulic Project Approval (HPA)
- [ ] Fish Habitat Enhancement Exemption – [Attach Exemption Form]

Effective July 10, 2012, you must submit a check for $150 to Washington Department of Fish and Wildlife, unless your project qualifies for an exemption or alternative payment method below. **Do not send cash.**

Check the appropriate boxes:

- [ ] $150 check enclosed. Check #__________
  - Attach check made payable to Washington Department of Fish and Wildlife.

- [ ] Charge to billing account under agreement with WDFW. Agreement #__________

- [ ] My project is exempt from the application fee. (Check appropriate exemption)
  - [ ] HPA processing is conducted by applicant-funded WDFW staff.
    - Agreement #__________
  - [ ] Mineral prospecting and mining.
  - [ ] Project occurs on farm and agricultural land.
    - (Attach a copy of current land use classification recorded with the county auditor, or other proof of current land use.)
  - [ ] Project is a modification of an existing HPA originally applied for, prior to July 10, 2012.
    - HPA #__________

**Washington Department of Natural Resources:**

- [ ] Aquatic Use Authorization
  - Complete JARPA Attachment E and submit a check for $25 payable to the Washington Department of Natural Resources. **Do not send cash.**

**Washington Department of Ecology:**

- [ ] Section 401 Water Quality Certification

**FEDERAL GOVERNMENT**

United States Department of the Army permits (U.S. Army Corps of Engineers):
- [ ] Section 404 (discharges into waters of the U.S.)
- [ ] Section 10 (work in navigable waters)

United States Coast Guard permits:
- [ ] Private Aids to Navigation (for non-bridge projects)
Part 11–Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [help]

11a. Applicant Signature (required) [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _______ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _______ (initial)

_________________________  ________________  _____________
Applicant Printed Name    Applicant Signature    Date

11b. Authorized Agent Signature [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

_________________________  ________________  _____________
Authorized Agent Printed Name    Authorized Agent Signature    Date

11c. Property Owner Signature (if not applicant) [help]

Not required if project is on existing rights-of-way or easements.

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

_________________________  ________________  _____________
Property Owner Printed Name    Property Owner Signature    Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor’s Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ENV-019-09 rev. 08/2013
Description of proposal:

US 101, 2.2 Miles South of Beacon Point Road – Emergency Slope Stabilization project will conduct permanent repairs near Beacon Point on Hood Canal. Damage was sustained by a landslide at this location on December 10, 2014 during an extreme weather event. Temporary emergency repair work included signage and barrier installation to restrict travel to one lane, erosion control measures and conducting geotechnical investigation. Permanent repairs will include removal of slide debris, tree removal, construction of a soldier pile retaining wall and reconstructing the roadway slope and northbound lane and shoulder.

Proponent: Washington State Department of Transportation

Location of proposal: The project is located on US 101 at MP 316.5 in Mason County

Lead Agency: Washington State Department of Transportation, Olympic Region

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); The lead agency will not act on this proposal for 14 days from the date of signature below. Comments must be submitted by:

Responsible Official: Jeff Sawyer
Position/Title: Environmental & Hydraulic Manager
Olympic Region
Phone: 360-570-6701
Address: PO Box 47440
Olympia WA 98504-7440

Date: 3/11/2015 Signature: [Signature]
March 11, 2015

The Shelton-Mason County Journal
Attn: Legal Desk
Post Office Box 430
Shelton, WA 98584

Subject: US Highway 101 / 2.2 Miles South of Beacon Point Rd. – Emergency
Slope Stabilization
Milepost 316.50
Determination of Non-significance

Dear Legal Editor:

The State Environmental Policy Act (SEPA) requires the Department of Transportation to initiate a public notice on all environmental actions. This allows the public an opportunity for comment on the proposed projects. We have elected the public notice procedure of publishing a copy of the DNS in your paper because of its general circulation in the project vicinity.

Please publish the enclosed DNS once, during one week, as a PAID LEGAL NOTICE. For accounting purposes, please refer to XL4760, account number 123669 and send the invoice and affidavit of publication to:

Washington State Department of Transportation
Olympic Region
PO Box 47440
Olympia WA 98504-7440
Attn: Jeff Sawyer
360-570-6701

If you need further information, please contact Dave Evans at 360-570-6738.

Sincerely,

[Signature]
Jeff Sawyer
Environmental & Hydraulic Manager
Olympic Region

JBS: sb: ip

Enclosure: DNS

cc: Ricky Bhatta
SF03112015 (7160)
State Environmental Policy Act • Environmental Checklist

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this checklist is to provide information about the proposal to interested parties, to help identify impacts of the proposal (and to avoid or reduce impacts from the proposal, if possible) and to help the lead agency decide whether an Environmental Impact Statement is required. The checklist questions apply to all parts of the proposal, even if they are planned over a period of time. Attached is additional information that will help describe the proposal or its environmental effects.

A. BACKGROUND

1. Name of proposed project, if applicable:
   US 101, Vic. MP 316.5 - Emergency Slide Repair

2. Name of applicant and lead agency:
   Washington State Department of Transportation
   Olympic Region

3. Address and phone number of applicant and contact person:
   Ricky Bhalla
   Project Engineer
   PO Box 47440
   Olympia, WA 98504-7440 MS WA-48
   Telephone: (360)538-8502
   Fax: (360)533-9449
   
   Jeff Sawyer
   Region Environmental Manager
   PO Box 47417
   Olympia, WA 98504-7417
   Telephone: (360) 570-6701
   Fax: (360) 357-2601

4. Date checklist prepared:
   February 2015

5. Proposed timing or schedule (including phasing, if applicable):
   Construction is anticipated to occur during spring 2015 and is estimated to last 3 to 5 weeks.

6. Are there any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
   No
7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- National Environmental Policy Act – Documented Categorical Exclusion
- A Biological Assessment for U.S. Fish and Wildlife Service
- A Biological Assessment for National Marine Fish Services
- Documentation of compliance with Section 106 of the National Historic Preservation Act

8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by the proposal? If yes, explain.

No

9. List any government approvals or permits that will be needed for the proposal, if known.

Shoreline Substantial Development Permit from Mason County.

10. Give brief, complete description of the project including (but not limited to) its size, general design elements, and other factors that will give an accurate understanding of its scope and nature. There are several questions in this checklist that ask you to describe certain aspects of the proposal. You do not need to repeat those answers on this page.

The proposed project in Mason County will repair the US 101 roadway and stabilize the slope on the Hood Canal side of the roadway by building a retaining wall. The work consists of removal of slide debris, constructing a soldier pile retaining wall and embankment, and reconstructing approximately 100 LF of the NB lane.

11. Location of the proposal. Give sufficient information for a person to understand the precise location of the proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available.

This project is located on US Highway 101 between Mile Post 316.40 and Mile Post 316.60 in Mason County, Township 24 North, Range 3 West, West ½ of Section 12, Willamette Meridian. This project lies adjacent to the Hood Canal between the communities of Brinnon and Lilliwaup.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site Flat, rolling, hilly, steep slopes, mountainous, other:

Rural, forested area, with steep slopes.

b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope on the site is approx. 45%.
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Project is located within the Hoodsporo stony, and sandy loam soils. No prime farmland.

d. Are there surface indications of history of unstable soils in the immediate vicinity? If so, describe.

Yes. This area has a history of landslides.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Approx. 1,300 CY of fill will be used to construct the new retaining wall. Material will come from a WSDOT approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some erosion may occur during construction, which will be minimized by creating a Temporary Erosion and Sediment Control plan (TESC), and using Best Management Practices (BMP’s).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

No added impervious surfaces for this project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion will be controlled by preparation and implementation of a Temporary Erosion and Sedimentation Control (TESC) Plan utilizing Best Management Practices. BMP’s may include silt fence, check dams, and inlet protection. All exposed slopes will be mulched, fertilized and re-seeded.

2. AIR

a. What types of emissions to the air would result from the proposal (for example: dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

There will be hydrocarbon exhaust emissions from excavators, dump trucks, loaders, compaction equipment, sweepers, pickup trucks, and delivery trucks during construction activities. Air quality is expected to return to normal after construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water or other BMP’s will be used to control dust if necessary.

3. WATER

a. Surface:

1) Is there any surface water body on, or in, the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Hood Canal is located 100 - 150 ft. east of project.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. All work is within 200 feet of Hood Canal.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

A culvert will be placed in the ditch and gravel placed on top in order to widen the west side of US 101 southbound lane to the required 15 ft. width for a temporary construction purposes.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This project will not discharge waste materials into surface waters.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No
2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This project will not discharge waste material into the ground.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Highway stormwater will enter the roadside ditches and the steep ravine sides. This water will flow eastward under US Highway 101 to Hood Canal.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Petroleum products will be on the project site during construction. However, a spill prevention control and countermeasures plan will be developed and BMP’s will be developed for spill prevention and control during construction.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:

All runoff will be treated in accordance with the WSDOT Highway Runoff Manual and Best Management Practices.

4. PLANTS

a. Underline types of vegetation found on the site:

**DECIDUOUS TREE**: Alder, Maple, Aspen, Vine Maple, Cottonwood, Willow, other:

**EVERGREEN TREE**: Fir, Cedar, Pine, Hemlock, other:

**SHRUBS**: Elderberry, Serviceberry, Scotch Broom, Red Huckleberry, Mahonia, Salal, Spirea, other:

Grass
Pasture
Crop or grain
WET SOIL PLANTS: cattail, buttercup, bullrush, Skunk cabbage, other:
WATER PLANTS: water lily, eelgrass, milfoil, other:
Other types of vegetation:
b. What kind and amount of vegetation will be removed or altered?

Approximately one half dozen conifers up to 42 inches in diameter breast height, plus, small non-merchantable trees, bushes, shrubs, grass and other low level plants will be removed.

c. List threatened or endangered species known to be on or near the site.

Federal Endangered Species Act listed:

• Bull Trout
• Streak Horned Lark
• Puget Sound Steelhead
• Yellow Billed Cuckoo

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

At project completion all disturbed areas will be replanted and seeded.

5. ANIMALS

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

BIRDS: Hawk, Heron, Eagle, Songbirds, other:

MAMMALS: Deer, Bear, Elk, beaver, other:

FISH: Bass, Salmon, Trout, Herring, Shellfish, other:

b. List any threatened or endangered species known to be on or near the site.

Puget Sound Bull Trout, Marbled Murrelet, Northern Spotted Owl, Chinook Salmon, Chum Salmon and Steelhead.

c. Is the site part of a migration route? If so, explain.

Yes, Western Washington is part of the Pacific Flyway for Migratory Waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:

Proper use of Best Management Practices will insure that no pollutants or sediment will enter fish bearing waters of the state. Biological assessments will be completed and all appropriate minimization measures will be written into the contract. Timing restrictions for Marbled Murrelet may be imposed.
6. **ENERGY AND NATURAL RESOURCES**

   a. *What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc.*

      **None – Not Applicable**

   b. *Would the project affect the potential use of solar energy by adjacent properties? If so, generally describe.*

      **No**

   c. *What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:*

      **None – Not Applicable**

7. **ENVIRONMENTAL HEALTH**

   a. *Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that would occur as a result of this proposal? If so, describe:*

      **There exists the risk of spills, fires, etc. associated with traffic accidents.**

      1) *Describe special emergency services that might be required.*

         **Fire, Police, and Emergency Medical Services**

      2) *Proposed measures to reduce or control environmental health hazards, if any:*

         **Standard construction safety practices will be in effect during construction.**

   b. **Noise**

      1) *What types of noise exist in the area which may affect the project (for example: traffic, equipment, operation, other)?*

         **Traffic noise from US Highway 101 exists in this area, but will not affect the project.**

      2) *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

         **Noise levels may rise slightly during the daylight hours during construction. Levels should return to normal after completion of the project.**
3) Proposed measures to reduce or control noise impacts, if any:

All work will be done during daytime (10 hour work shifts, 0700 to 1700 hours).

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Transportation corridor. Adjacent properties are used for recreation.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

Rural Tourist

f. What is the current comprehensive plan designation of the site?

Shoreline of Statewide Significance for Hood Canal

g. If applicable, what is the current shoreline master program designation of the site?

Conservancy

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

None

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None – N/A
1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

All roadside impacted by project work shall be restored in kind. For example, replace disturbed native vegetation with native vegetation.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

   None – N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

   None – N/A

c. Proposed measures to reduce or control housing impacts, if any:

   None – N/A

10. AESTHETICS

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

   There are no proposed structures within the project limits other than the slope protection.

b. What views in the immediate vicinity would be altered or obstructed?

   None

c. Proposed measures to reduce or control aesthetic impacts, if any:

   The permanent slope protection will be down slope, east of the highway, below the road surface elevation.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

   None

b. Could light or glare from the finished project be a safety hazard or interfere with views?

   No. There is no added permanent lighting planned for this project site.

c. What existing off-site sources of light or glare may affect your proposal?
None – N/A

d. Proposed measures to reduce or control light and glare impacts, if any:

All roadside impacted by project work shall be restored in kind.

12. RECREATION

a. What designated and informal recreational opportunities are in the immediate vicinity?

Bicycling, fishing in Hood Canal and camping. Robinswold Girl Scout Camp is adjacent to the project site. US 101 in this area, is a tourist transportation corridor.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project, if any:

Impacts to Robinswold Girl Scout Camp will be temporary in nature, due to the construction. Traffic will be maintained through the use of a one lane, alternating signal controlled traffic system.

13. HISTORIC AND CULTURAL PRESERVATION

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Buildings eligible for the National Register of Historic Places associated with the Robinswold Girl Scout Camp are located to the northeast of the project limits.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No other landmarks or evidence of historic, archaeological, scientific or cultural importance are on or adjacent to the project site.

Proposed measures to reduce or control impacts, if any:

Robinswold Girl Scout Camp buildings will not be impacted by this project.

14. TRANSPORTATION

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

US Highway 101 travels through the project site. There is no existing street system to access.
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, nearest Mason County Transit stop is approximately 3 miles to the south at the Brinnon Store. 15 minute minor delays may occur.

c. How many parking spaces would the completed project have? How many would the project eliminate?

None

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

None

g. Proposed measures to reduce or control transportation impacts, if any:

Alternating signal controlled traffic with minor delays will be utilized as a detour during construction.

15. PUBLIC SERVICE

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

One-way alternating signal controlled traffic with minor delays.

16. UTILITIES

a. Underline the utilities currently available at the site: Electricity, water, natural gas, refuse service, Telephone, sanitary sewer, septic system, other.

Power, telephone and fiber optic lines are aerial within the project limits. No relocations will be required.
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None

C. SIGNATURE

The above answers are true and complete to the best of my knowledge.

Signature: 

Jeff Sawyer
Olympic Region Environmental Manager

Date Submitted: 3/11/2015
The Proposal By: WA ST DEPT OF TRANSPORTATION
DAVID EVANS
P O BOX 47440
OLYMPIA, WA 98504-7440

To undertake the following development:

PROJECT WILL REPAIR THE ROADWAY AND STABILIZE THE SLOPE ON THE CANAL SIDE OF US HIGHWAY 101 BY BUILDING A RETAINING WALL. WORK CONSISTS OF REMOVAL OF SLIDE DEBRIS, CONSTRUCTING A RETAINING WALL AND EMBANKMENT AND RECONSTRUCTING APPROXIMATELY 100 FT OF THE NORTHBOUND LANE.

Within HOOD CANAL and/or its associated wetlands is exempt from the requirement of substantial development because the development is categorized under WAC 173-27-040(2) as being category D-emergency construction

Please contact Grace Miller at ext 360 if you have any questions.

Issued: 1/16/2015
Expires: 1/16/2017

Authorized Local Government Official

cc: APPLICANT  WDFW  USACOE  WDOE  TRIBAL COUNCIL -SkeeksikishTribal
US 101, MP 316.5 Vic. Beacon Point Landslide – Emergency Repair
Level 1 Information

Needed from Project Manager to Complete Environmental Review
Summary (ERS) – Required for Design Concurrence
To begin the environmental documentation process, submit a formal written request
memorandum to EHS Office for environmental & hydraulic services that contains the
following Level One information.

Please answer or provide information for each and every question. Provide as much
detail and accuracy that is available:

1. Name and phone number of Contact Person.
   Jeff Young, Design Team Leader, phone (360) 538-8522
   Bonnie Jamieson, Designer, phone (360) 538-8510

2. Project Title, WIN and PIN numbers.
   US 101 MP 316.5 Beacon Point Landslide – Emergency Repair
   Pin and Win: N/A

3. Work Order Number, Group Number, and Control Section.
   (Charge codes to be used by EHS Office).
   W.O. #: DMC 220 / Gr #: 01 / C.S. C22101

4. Is there the potential for any federal funding?
   Yes, 86.5% federal funding.

5. Project Type (P1-Pavements, P2- Structures, etc.)
   Emergency slide repair.

6. Project Limits (area within which all work will occur); include mileposts,
   Counties, Cities, Township, Range and Section(s).
   US 101, MP 316.45 to 316.50 in Mason County, 2.57 miles north of Eldon, in
   Township 24 North, Range 3 West, Section 12, WM.

7. Give a summary of the project and the scope of work that it entails.
   This project will repair the roadway and stabilizing the slope on the canal side of
   US 101 by building a retaining wall. The work consists of removal of slide debris,
   constructing a retaining wall and embankment, and reconstructing approximately
   100 lf of the NB lane.

8. Will the approximate amount of disturbed area equal 1 acre or more? (Include
   clearing & grubbing, pavement removal to bare soil, etc.)
It is assumed the area of disturbed soils will not exceed the area of the slide which is approximately 8000 SF which equal 0.18 Ac.

9. What is the approximate added impervious area?
   (less than 2000 ft²) (less than 5000 ft²) (greater than 10,000 ft²).
   Less than 2000 SF, repairing the roadway will not add any impervious surface.

10. Describe the source of storm water runoff
    a. Are the culverts larger or smaller than 48”?
       No culverts will be impacted.
    b. Where does it outfall? (include quantities, if known).
       N/A
    c. Will there be new impervious surface, and will it be treated by this system or a new system?
       The new impervious surface is considered replaced impervious surface.
       No stormwater treatment will be incorporated in this project.

11. Provide preliminary description of any work in streams, rivers or water bodies.
    None.

12. Provide preliminary description of any work within 300 feet of any water body.
    (Include name of water body). Also designate which of this work is within 200 feet of a water body (include name of water body).
    All work is within 200 ft of the Hood Canal.

    Will there be any temporary or permanent ditch impacts during the project?
    (Example: guardrail terminals, culvert extensions/replacements, re-grading ditches, access roads, widening).
    Yes, the roadway will likely be widened to the west, temporarily placing a culvert in the ditch-line and covering it so the temporary traffic can have the temporary required 15 ft lane width.

13. Describe the types and amount of vegetation to be removed. Attach the Roadside Restoration worksheet.
    Native scrub brush, such as ferns and salal bush will be removed during clearing and grubbing.

14. Do you have knowledge of any wetlands in the area? Describe any anticipated impacts to wetlands from the project.
    No, I do not have knowledge of any nearby wetlands.

15. Is geotechnical work (drilling) planned? [This may trigger additional documentation/ permitting tasks such as BA, wetland delineation, etc.]
The Geotechnical Office has already performed the necessary drilling at the site. No further drilling is anticipated.

16. Will any structures be removed? (Buildings, etc.)
   No.

17. Are there any known or suspected historic structures, areas, archaeological resources, or traditional cultural places, etc?
   No.

18. Will the project potentially disturb any previously undisturbed areas? [Drilling or excavation in native soils may trigger additional cultural resources/archaeological review.]
   Yes, the area adjacent to the slide will be disturbed to construct access to remove the slide debris and construct a permanent retaining wall to stabilize the roadway.

19. Are there any known old gas stations, or other locations with suspected hazardous materials or waste?
   No.

20. Are there any parks, wildlife refuges, recreation areas, etc., that will be impacted?
   The slide debris is on property owned by Girl Scouts of Western Washington.

21. Provide information or knowledge of any previous commitments in the project area.
   I have no knowledge of any previous commitments.

22. Provide a vicinity map and any preliminary plans that you have for information. Attached is the vicinity map and conceptual roadway sections depicting the existing condition, excavation and debris removal, and final embankment and roadway construction. Additional plan sheets are being developed.

23. Provide total cost of project and percentage of Federal contribution.
   The project costs has not been yet been determined. The federal funding contribution is 86.5 percent.
CASE INDEX

Harry & Denise Solada
Accessory Dwelling Unit Special Use Permit

DDR2015-00037

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May 27, 2015

TO: Mason County Hearings Examiner
FROM: Planning Staff – Allan Borden; 360.427.9670 ext. 363; ahb@co.mason.wa.us
RE: Special Use Permit (DDR2015-00037) for review of a new manufactured home as a 896 sq. ft. Accessory Dwelling Unit in the Town of Allyn Urban Growth Area.

STAFF REPORT

I. Introduction. This report evaluates a proposal to locate a manufactured home as a 896 sq. ft. accessory dwelling unit on a 0.25 ac. property with an established 1,839 sq. ft. primary residence. Staff finds all review standards for the Special Use Permit are met.

II. Applicant. Harry and Denise Solada.

III. Property Location. 261 E Wheelright St., Allyn WA.; Parcel # 12220-50-84001.

IV. Project Description. An application for Special Use Permit was received on April 16, 2015 to review a proposed manufactured home (896 sq. ft. area) as an Accessory Dwelling Unit on a 0.25-acre property (Exhibit 2). The sewer and water connections and driveway are now existing. The existing 1,839 square foot primary residence approved in 1992 and 1993, is located approximately 28 feet to the south of the proposed residential structure. See site plan in the application (Exhibit 5).

V. Evaluations.

A. Characteristics of the site. The parcel is 130 feet wide at the road, 130 and 135 feet deep on the sides and is sloped at less than 5 percent to the east (Exhibit 5). The primary residence is nearly 40 feet from Wheelright St.. A small shed is situated near the north property line and behind the proposed manufactured home / accessory dwelling. A new driveway is proposed at the front of the property. This Special Use Permit request will evaluate the use of the new building as an Accessory Dwelling Unit on the subject property.

B. Characteristics of the area. The area is characterized by medium-density urban residential subdivision (three dwellings per acre) already in the Allyn Urban Growth Area zone as Residential 2 zone. The vicinity (Exhibit 3) is near to existing Village Commercial zoned properties and south of the Allynview Mobile Home Park and is accessed by the paved roads (LakeLand Dr. and Wheelright St.). Nearly every parcel
in the vicinity to the north and east has a residence, garage, or pole building (Exhibit 4).

C. **Shoreline Designation.** Urban Shoreline along Case Inlet is well away from the subject property.

D. **Comprehensive Plan Designation / Zoning.** The Mason County Comprehensive Plan designation for the site is Urban Area and the zoning is Residential 2 zone.

VI. **SEPA Compliance.** Project is SEPA exempt per WAC 197-11-800 (1)(b)(i).

VII. **Other Permits/Approvals.** The proposal will require a Mason County Building Permit (to locate a residence). Approval of the ADU request will address the provisions of residential density. A Notice of Application and Public Hearing (Exhibit 7) was placed in the Mason County Journal on April 23 and April 30, 2015, posted on site on May 13, 2015, and mailed to neighboring properties on May 12, 2015.

VIII. **Analysis.** The proposal requires a Special Use Permit (Exhibit 2) per the requirements of Mason County Development Regulations, M.C.C. 17.03.029 Accessory Dwelling Units.

The applicable Development Regulations standards are:

A. The ADU shall be subject to a special use permit, unless in the shoreline jurisdiction it is subject to a shoreline permit. *The site is outside of shoreline jurisdiction (Exhibit 3), so a Special Use Permit review is the subject of this public hearing.*

B. The owner of the ADU must reside on the lot in either the principal residence or ADU. *The owner is residing on the property, and the proposed residence will be for the use of an elderly parent.*

C. The ADU shall be located within 150 feet of the principal residence or shall be a conversion of an existing detached structure (i.e. garage). *The new residence where the ADU is proposed is 28 feet from the primary residence (Exhibits 4 and 6).*

D. The ADU shall not exceed 80% of the square footage of the habitable area of the primary residence or 1,000 square feet, whichever is smaller. *The size of the proposed ADU is 896 sq. ft. in habitable area, or 48.7% of the primary residence size (Exhibit 5).*

E. All setback requirements must be met by the ADU. *The proposed accessory dwelling is 6 feet from the north property line, 80 to 100 feet from the south property line, 35 feet from the front property line, and 30 feet from the rear property line. (Exhibit 5).*

F. All applicable health district standards for water & sewer must be met by the ADU. *The proposed residence building structure has one bedroom and one bathroom and proper community water and sewer connections.*

G. No recreational vehicles shall be allowed as ADUs. *No recreational vehicle will provide the proposed ADU structure.*

H. Only one ADU is allowed on any property.
Once approved, the proposed ADU will be the only ADU structure on the property.

I. An additional off-street parking space must be provided for the ADU.
The parking area for the proposed ADU will be in front of the new residence.

The ADU as proposed (896 sq. ft. living area) meets all of the above criteria A – I.

Applicable Special Use review criteria:

1. Will the proposed use be detrimental to the public health, safety and welfare?
The review of the proposed manufactured home as an ADU meets all county setbacks, assures adequate off street parking, and is provided with proper sewer and water services. No potential detrimental effects have been identified.

2. Will the proposed use be consistent and compatible with the intent of the Comprehensive Plan? A proposed residential land use is consistent and compatible with the Comprehensive Plan Urban Growth Area. Residential 2 zone standards does allow for one ADU per parcel.

3. Will the proposed use introduce hazardous conditions at the site that cannot be mitigated through appropriate measures to protect adjacent properties and the community at large? No hazardous conditions are expected as a result of the review of a manufactured home as an accessory residence. Due to adequate setbacks, no impacts to neighboring properties are anticipated (Exhibits 4 and 6).

4. Is the proposed use served by adequate public facilities, which are in place, or planned as a condition of approval or as an identified item in the County’s Capital Facilities Plan? County sewer and water public facilities are present in the vicinity, community water and sewer system connections are available to serve the proposed ADU. The project will not lower the level of service of transportation or neighborhood park facilities below applicable minimum standards.

5. Will the proposed use have a significant impact upon existing uses on adjacent lands? The proposed manufactured home adjacent to the three bedroom residence will have no significant impact upon existing adjacent residential land uses (Exhibit 4). The review will make the proposed development conform to the Urban Growth Area standards.

6. If located outside an Urban Growth Area, will the proposal result in the need to extend urban services? The site is within the Allyn Urban Growth Area.

Project Analysis: Based upon these policies and regulations, this review conforms as noted to the use regulations of the Mason County Development Regulations in regard to the Accessory Dwelling Unit standards.

IX. Conclusions. As designed, the proposed accessory dwelling unit in an existing pole building is consistent with the Mason County Development Regulations. Staff finds all review standards, including Special Use Permit, are met.
X. **Choices of Action.**
   1. Approval of the SUP request.
   2. Denial of the SUP request.
   3. Conditional approval of the SUP request.
   4. Postpone the decision for further information.
Special Use Application

A Special Use is one that possesses unique characteristics due to size, nature, intensity of use, technological processes involved, demands upon public services, relationship to surrounding lands, or other factors. The purpose of this application is to provide for adequate oversight and review of such development proposals, in order to assure that such uses are developed in harmony with surrounding land uses, and in a manner consistent with the intent of the Development Regulations for Mason County; Ordinance No. 82-96. Acceptance of this application by Mason County does not guarantee approval of request.

Type of Special Use Permit:  □ Communications Tower  □ Accessory Dwelling Unit

□ Oversize Construction  □ Other:

Applicant Name  Harry and Denise Solada

Property Owners  Harry and Denise Solada

Mailing Address  P.O. Box 97

Phone 1 360-277-9212  Phone 2 360-710-3594  Email hsolada@yahoo.com

Site Address  241 E Wheelwright St, Allyn, WA 98524

Tax Parcel #  12220  50  84001

Legal Description  Lots 1 and 2, Block 84, Plat of the town of Allyn

Project Description  Add 1 single wide mobile home permenantly to property. Mobile Home 14x64 on clear area of combined lots.
Please provide a site plan that includes the following:

1. Indicate Scale and North Arrow.
2. Property line dimensions, easements, and right-of-ways.
3. The location of all existing and proposed structures. Include square footage of existing and proposed structures.
4. Setback distance, in feet, from all property lines and structures.
5. Existing and proposed road access to and from the site.
7. Location of on-site sewage tanks and drainfields.
8. Location of drinking water supply. Include location on the proposed site and surrounding parcels.
9. Steep bluffs, wetlands, streams, and bodies of water.
10. Surface and storm water run-off routes.

On a separate piece of paper (# of pages: ), state your reasons for requesting a Special Use Permit and be sure to address the following six criteria. Your request will be evaluated based on these criteria.

1. Will the proposed use be detrimental to public health, safety, and welfare?
2. Will the proposed use be consistent and compatible with the intent of the Comprehensive Plan?
3. Will the proposed use introduce hazardous conditions, at the site, that cannot be mitigated through appropriate measures to protect adjacent properties and the community at large?
4. Is the proposed use served by adequate public facilities, which are in place, planned as a condition of approval or as an identified item in the County’s Capital Facilities Plan?
5. Will the proposed use have a significant impact upon existing uses on adjacent lands?
6. If located outside of an Urban Growth Area, will the proposal result in the need to extend urban services?

Provide a list (preferably printed on mailing labels or legal sized envelopes) of all property owners’ mailing addresses within 500 feet of your parcel boundaries. Addresses are to be obtained from the Mason County Assessor’s Office, BMG 1.

Attachments:
- Legal Survey, dated 4-2006
- Geotechnical Report, dated 2-2008: Foundation for new

Applicant’s Signature: [Signature] Date: 4-15-15

Denise Solada
Signature of Property Owner Date: 4-15-15
Print Name: Denise Solada

OR

Denise Solada
Signature of Applicant Date: 4-15-15
Print Name: Denise Solada

Publication Cost Agreement

Publication cost is the responsibility of the applicant. Final permit processing will not occur until advertising fees have been paid to the newspaper by the applicant. The Shelton-Mason County Journal will bill the applicant directly.

I/WE understand that I/WE must sign and date the attached acknowledgment indicating and that I/WE understand that is MY/OUR responsibility. I/WE must submit the signed page as part of application in order for it to be considered as complete.

DATE: 4-15-15
Signature of Property Owner Date: 4-15-15
Print Name: Denise Solada

DATE: 4-15-15
Signature of Applicant Date: 4-15-15
Print Name: Denise Solada

Denise Solada
Signature of Property Owner Date: 4-15-15
Print Name: Denise Solada

Denise Solada
Signature of Applicant Date: 4-15-15
Print Name: Denise Solada
Solada response to Special Use Permit application

Reasons for ADU for 261 E Wheelwright ST, Allyn WA 98524

As we are requesting the ADU for our elderly mother we cannot fathom that this would be detrimental to public health, safety or welfare. Mrs. Eden does not propose a threat to the community and no law enforcement services would be required. However Fire and Rescue services forecast are unknown but quite necessary.

Our request is consistent and compatible with the Comprehensive Plan. This bid coincides with 6 of the 13 Growth Management Act goals. First and second is to honor land use conditions and variances or Permits. Our main goal and the third is the plan requires available Housing in Mason County to provide for the need or growth. In addition four and five of the goals and we would be in agreement with and support, is the protection of the environment and property rights which include our own. Lastly the availability of Public Facility and Services is also addressed by using what is available without causing a need for additional services. The ADU fits into the comp plans and is consistent with the infrastructures that exists s and what is planned and aligns with the goals of the community.

The scope of work performed at the property on Wheelwright will not purpose any hazardous conditions to any adjacent property. The installation will be prepared and completed by a licensed and bonded contractor with experience in this capacity of work. All precautions will be taken in consideration and safety adhered to until occupancy certification.

The ADU has adequate public facilities in place as identified in the Mason Country Capitol Facilities Plan. There will be no significant impact on any existing adjacent lands.

There will be no need to extend the urban services as we are well inside the Urban Growth Area.

Unit will attach to the existing County Sanitary Sewer System and water is available on site and used by present homeowners.

Electrical transformer is near the purposed driveway.
MAISON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division
426 West Cedar St., Shelton, WA 98584
(360) 427-9670

DDR2015-00037 NOTICE OF SPECIAL USE PERMIT.

Notice is hereby given that the Harry and Denise Solada, who are the owners of the described property below, has filed an application for a Special Use Permit for the development of:

Review of 896 sq. ft. manufactured home residential structure as an accessory dwelling unit on a R-2 medium residential density property in the Allyn Urban Growth Area; to be sited on a 0.25 acre property next to the 1,839 sq. ft. primary residence. To complete this review, the applicant must receive approval through a Special Use Permit public review and hearing by the County Hearings Examiner.

Parcel Number: 12220-50-84001 (0.25 ac.)

Site Address: 261 E Wheelright St., Allyn WA.

Location of Project: East side of Wheelright St. south of LakeLand Dr. in Allyn; within the northeast 1/4 of Section 20, Township 22 N., Range 1 W. in Mason County Washington.

Said proposed development is subject to Special Use Permit review (M.C.C. 17.05.040) and associated Mason County Development Regulations standards. Any person desiring to express their view or to be notified of the action taken on the application should notify in writing of their interest to:

MAISON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
426 WEST CEDAR ST.
SHELTON, WA 98584

The comment period is at least 10 days from the final date of publication given pursuant to M.C.C. 15.07.030 (public notice). Final date of publication, posting or mailing of notice is April 30, 2015.

Written comments will be accepted up to the date of the Hearings Examiner public hearing Wednesday May 27, 2015; 1:00 PM in Mason County Bldg. One, 411 N. Fifth St. Shelton WA. Contact this office at (360) 427-9670, ext. 365 for further information.

This construction proposal is exempt from further environmental review per WAC 197-11-800(1)(c).